

General Bushfire Risk Area Requirements

Proposals to develop property within General Bushfire Risk Areas are assessed against the Bushfire Protection planning provisions of the Development Plan, as well as other relevant provisions.

All new habitable buildings will be assessed for compliance including the following criteria:

- Have a dedicated fire fighting water supply of at least 5,000 litres
- Ensure that gaps between the dwelling floor and the ground are enclosed to prevent burning debris from entering
- Be set back 20 metres from flammable/combustible vegetation
- Be located and designed to minimize risk from bushfires
- Have access roads and tracks that are appropriately designed and built for entry and exit of vehicles, including fire fighting vehicles, during a fire

While there are no mandatory construction requirements for new buildings in these areas, if people are concerned about the possibility of bushfires, then consideration should be given to providing the level of spark and ember protection required in the Medium Bushfire Risk Areas.

Excluded Area Requirements

An 'Excluded' is established generally about the township of Kingscote where an adequate water supply for fighting fires and suitable emergency vehicle access and egress exists and fire risk is minimal.

The need to have regard to matters that specifically seeks to reduce risk to life or property from bushfires in such areas is generally considered lower than other areas which have been assigned to a Bushfire Risk category.

There are, however, other requirements that need to be taken into account when applying to develop land in 'excluded' areas. This includes the need to ensure the layout and design of land division proposals takes into account the Bushfire Risk assigned to adjoining land.

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**Bushfire
Protection Areas**



Bushfire Protection Areas

In late 2006 changes were made to the planning and building requirements for new dwellings to be built in certain identified bushfire risk areas of Kangaroo Island.

Under the changes, parts of these areas have now been designated as Bushfire Protection Areas.

Each of these areas has been thoroughly assessed and categorized into one of three bushfire risk levels – high bushfire risk, medium bushfire risk or general bushfire risk. There are also areas which are ‘excluded’.

Different planning and building requirements now apply depending on the designated level of bushfire risk.

The requirements may include features such as having dedicated water supplies for fire fighting; buffer zones between homes and flammable or combustible vegetation; appropriate access roads; and building features which increase bushfire protection (e.g.. spark and ember protection).

High Bushfire Risk Requirements

Proposals to develop property within High Bushfire Risk Areas are assessed against the Bushfire Protection planning provisions of the Development Plan, as well as other relevant provisions.

Proposals for housing (dwellings), tourist accommodation and any other forms of habitable building within High Bushfire Risk Areas MUST be referred to the SA Country Fire Service (CFS).

Applications for Land Division, Safari Tents, Camp sites and other developments with association to residential or accommodation use may be referred to the CFS for comment or advice subject to risk factors associated with such applications.

The CFS has the power of direction on these applications. There is a referral fee associated with this process.

All new habitable buildings will be assessed for compliance including the following criteria:

- Have a dedicated fire fighting water supply of at least 22,000 litres
- Ensure that gaps between the dwelling floor and the ground are enclosed to prevent burning debris from entering
- Be set back 20 metres (minimum) from flammable/ combustible vegetation and support vegetation management peripheral to the building site
- Be located and designed to minimize risk from bushfires
- Have access roads and tracks that are appropriately designed and built for entry and exit of vehicles, including fire fighting vehicles, during a fire

In addition, proposed new habitable buildings in High Bushfire Risk Areas are assessed against the bushfire protection requirements in the **Building Code of Australia** and the **South Ministers Specification SA78**. The appropriate construction standard will be determined in accordance with Australian Standard AS 3959-1999 for High and Extreme categories of bushfire hazard.

Medium Bushfire Risk Requirements

Proposals to develop property within Medium Bushfire Risk Areas are assessed against the Bushfire Protection planning provisions of the Development Plan, as well as other relevant provisions.

All new habitable buildings will be assessed for compliance including the following criteria:

- Have a dedicated fire fighting water supply of at least 5,000 litres
- Ensure that gaps between the dwelling floor and the ground are enclosed to prevent burning debris from entering
- Be set back 20 metres from flammable/ combustible vegetation
- Be located and designed to minimize risk from bushfires
- Have access roads and tracks that are appropriately designed and built for entry and exit of vehicles, including fire fighting vehicles, during a fire

In addition, proposed new habitable buildings in High Bushfire Risk Areas are assessed against the bushfire protection requirements in the **Building Code of Australia** and the **Ministers Specification SA78**.

In this regard, the building must be designed to provide protection from sparks and embers including such measures as covers under eaves, metal fly wire screens and steel shoes for posts (as required by Australian Standard AS 3959-1999 – for Medium Construction).

No specific site assessment of the bushfire hazard for the site is required in these areas.

